



April 14, 2003

Sandy Emerson  
Chair, MidCoast Community Council  
P.O. Box 64  
Moss Beach, CA 94038

Dear Sandy:

**ENVIRONMENTAL  
SERVICES  
AGENCY**

Agricultural  
Commissioner/ Sealer of  
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

**SUBJECT: Fast-tracking the Design Review Standards**

At the retreat in February, several Council members requested that the proposed Design Review standards be severed from the larger MidCoast LCP Update Project to expedite their final approval.

The draft proposal is currently being refined through a series of collaborative meetings between the Design Review Committee and interested participants. The outcome of that effort will be discussed at an evening community workshop on April 21<sup>st</sup>. As we've indicated before, Planning Commission consideration of the MidCoast LCP Update Project is tentatively scheduled to begin in July.

In addition to the Council members' desire to expedite the design review standards, I believe that the Princeton citizens who are actively participating in this project also desire that the proposals for additional permitted uses in that area be approved as soon as possible

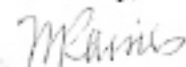
As such my proposal is as follows:

1. Commence the Planning Commission hearings for the MidCoast LCP Update Project, in July as planned.
2. Sequence the topic order such that the Commission considers the Design Review standards and Princeton amendments first.
3. Separate the Design Review standards and Princeton amendments from the larger project and transmit them as a discreet project for Board of Supervisors consideration, while the Planning Commission reviews the balance of the proposed changes.
4. Transmit the remaining amendments, (absent the Design Review and Princeton changes) to the Board when Planning Commission consideration is complete.

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We believe that this is a workable and equitable approach. If you have any questions regarding the proposal, please feel free to call me at (650) 599-1388.

Sincerely,



Marcia Raines  
Director of Environmental Services

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cc. Supervisor Richard Gordon  
Terry Burnes, Planning Administrator  
George Bergman, Senior Planner  
Karen Wilson, Design Review Committee  
Jennie Loft, Princeton Citizens Advisory Committee